

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**of the**  
**HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE**  
**Held at 5:00 PM Thursday, May 14, 2009**  
**437 SW 4<sup>th</sup> Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

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**Item 1. Roll Call**

The meeting was called to order and the following answered present: James Camp III, Vice Chair; Gina Pozzuoli; Shirley Carson; Robert W. Kelley. Nicholas Tranakas, Chair, arrived @ 5.05 P.M. Also attending was Mike Tadros, CFO.

Absent: None

**Item 2. Review and Approval of the May 14, 2009 Regular Meeting Agenda**

The Agenda was reviewed and no corrections or changes noted. Commissioner Pozzuoli moved approval; Commissioner Kelley seconded. All voted in the affirmative.

**Item 3. Review and Approval of the April 9, 2009 Regular Meeting Minutes**

The Minutes were reviewed and no corrections or changes noted. Commissioner Pozzuoli moved approval; Commissioner Kelley seconded. All voted in the affirmative.

**Item 4. SECRETARY'S REPORT**

**1. Approval of the 2009 Operating Budget**

**Attachment 1** was a copy of the operating budget for 2009, to be used for comparison of actual income & expense report during the fiscal year.

The budgets for the following Programs were presented for review and approval:

- **Public Housing**  
Kennedy Homes  
Sunnyland Homes  
Suncrest Court  
Sailboat Bend Apartments  
Sunnyreach Acres  
Sistrunk Gardens  
Oakpark Apartments
- **Section 8 Housing Choice Voucher**
- **Affordable Housing**
- **Central Office**

The E.D. and the CFO reviewed each program with the Board and requested a motion to approve the budget as presented. Commissioner Camp moved the motion to approve; Commissioner Pozzuoli seconded. All voted in the affirmative.

**2. Section 8 Management Assessment Program (SEMAP)**

USHUD uses the SEMAP to evaluate how efficient housing authorities operate the Section 8 Program. The SEMAP score for year ended 12/31/2008 was 100, (out of a possible 100) which gives the Section 8 Program a High Performer rating. The E.D. updated the Board on this item.

**3. Board Election of Officers**

This is an annual item scheduled for the May meeting. The Board agreed to re-appoint Commissioner Nicholas Tranakas as Chair and Commissioner James Camp as Vice Chair for another year.

Commissioner Pozzuoli moved the motion to re-appoint Commissioner Tranakas as Chair; Commissioner Kelley seconded. All voted in the affirmative.

Commissioner Carson moved the motion to re-appoint Commissioner Camp as Vice Chair; Commissioner Pozzuoli seconded. All voted in the affirmative.

**Item Five: NEW BUSINESS**  
**New Development Update**

The E.D. updated the Board on the following items:

**1. Dixie Court Phase III**

The Dixie Court Phase III Development Project is moving forward and on schedule.

**2. Alan Apartments Rehabilitation**

The H/A received Tax Credit funding to rehab Alan Apartments and rebuild the surrounding areas. Rehab at Alan Apartments (exterior, interior and elevators) scheduled to start this fall.

**3. Dr. Kennedy Homes**

The H/A will be submitting Tax Credit Applications this year for Dr. Kennedy Homes & Sunnyland Homes. The planning process for Dr. Kennedy Homes is moving along.

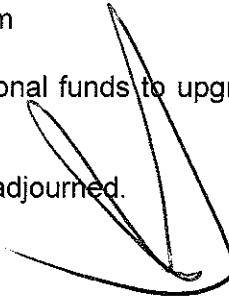
**4. Various Grant Funds**

The H/A received funding from HUD, the State of Florida, the American Recovery & Reinvestment Act (ARRA) and the Neighborhood Stabilization Program Grants (NSP.) Monies from the various grants will be used to improve public housing site:


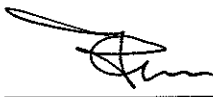
- Complete renovation on some of the newer hi-rise public housing buildings (Sunnyreach Acres, Sailboat Bend Apts., Sistrunk Gardens)
- Upgrade Sailboat Bend & Sunnyreach Acres with hurricane shutters, impact windows & doors
- Upgrade fire alarm and fire sprinkler system
- Replace roofs
- Fund the Step-up Apprentice Program

The H/A is also planning to apply for additional funds to upgrade with energy efficient and water saving fixtures.

There being no further discussion the meeting was adjourned.

  
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Dr. Nicholas Tranakas, Chair

ATTEST:



Tam A. English  
Executive Director/CEO/Secretary